

# Eules Development Report



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### Rankings:

- ★ 34<sup>th</sup> on *Money Magazine's* Top 100 Best Places to Live in America
- ★ One of the Best Places to Raise Your Kids by *BusinessWeek Magazine* (2008)

**February 2010**

### In this report:

- ★ Residential Growth and Development Case Activity
- ★ Active Residential Subdivisions
- ★ Commercial Development
- ★ Code Enforcement
- ★ Health Inspections
- ★ Development Activity
- ★ Demographics and Data

Welcome to the Eules Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Eules departments. Although the report will be updated monthly, some of the data will be updated quarterly or even on an annual basis. For example, population estimates are typically updated annually.

This report is available on-line:  
[www.eulesstx.gov/planning/devserv.htm](http://www.eulesstx.gov/planning/devserv.htm)

# Residential Growth and Development

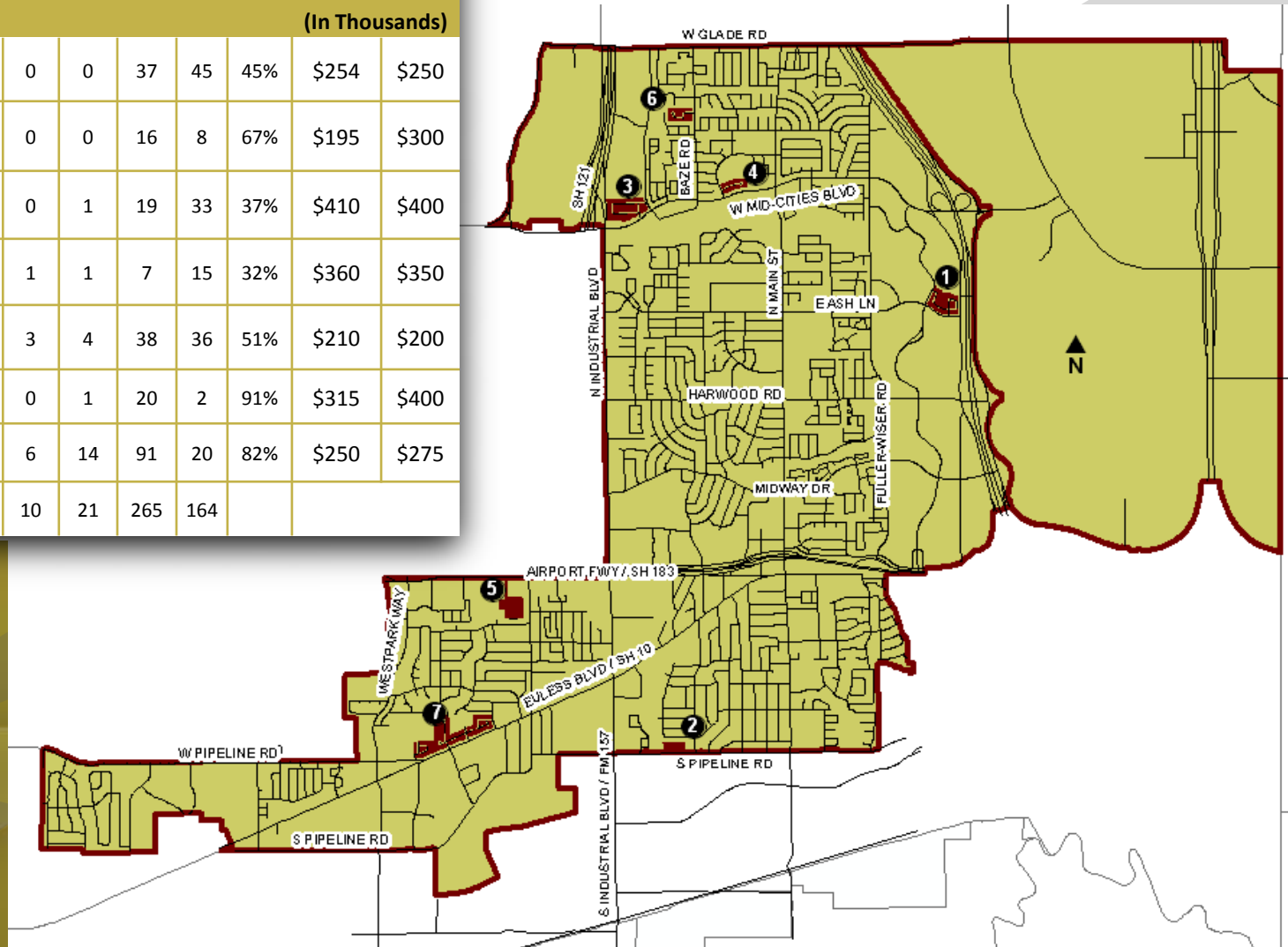
Residential Permits February 2010	Permits in Feb		Permits YTD		Value in Feb			Value YTD		
	2009	2010	2009	2010	2009	2010	Ave 02/10	2009	2010	Ave 10
New Residential Construction	8	10	12	21	\$ 2,566,536	\$ 2,884,140	\$ 288,414	\$ 3,775,716	\$ 6,431,124	\$ 306,244
Additions/Alterations	12	11	21	19	\$ 89,258	\$ 58,071	\$ 5,279	\$ 115,148	\$ 130,135	\$ 6,849
Residential Fence Permits	13	2	18	17	\$ 19,527	\$ 4,000	\$ 2,000	\$ 28,427	\$ 14,925	\$ 878
Total Residential Permits	33	23	51	57	\$ 2,675,321	\$ 2,946,211		\$ 3,919,291	\$ 6,576,184	

## Development Review Cases February 2010

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#10-01-CC	David H. Arrington Gas Well Operations Permit	1051 Westpark Way	01-25-10	Still in Progress	N/A	N/A
#10-02-CC	Chesapeake Gas Well Operations Permit	E. Mid-Cities Boulevard (near State Highway 360)	01-29-10	Still in Progress	N/A	N/A
#10-03-CC	Chesapeake Gas Well Pad Site Permit	E. Mid-Cities Boulevard (near State Highway 360)	01-29-10	Still in Progress	N/A	TBD
#10-04-CC	36 <sup>th</sup> Year Community Development Block Grant Project	Within Blocks 9, 10, and 11 of the Oakwood Terrace West Addition	N/A	N/A	N/A	02-23-10
#10-05-CC	Tarrant County HOME Investment Partnerships Program	Within City of Euless boundaries	N/A	N/A	N/A	02-23-10
#09-02-CIAC	Capital Improvement Advisory Committee Semi-Annual Report	Within City of Euless boundaries	N/A	N/A	02-16-10	02-23-10
#09-05-RP	Greek Orthodox Church	303 Cullum Drive	07-14-09	Still in Progress	TBD	N/A
#09-04-SP	Greek Orthodox Church	303 Cullum Drive	07-14-09	Still in Progress	TBD	TBD
#10-02-SP	Davis Machine & Manufacturing	1503 Royal Parkway	01-11-10	Still in Progress	TBD	TBD
#09-09-SUP	Community Mortuary Services	2215 W. Pipeline Road #A	11-28-09	Still in Progress	TBD	TBD
#10-01-SUP	RD Auto Group	2811 W. Euless Boulevard	02-12-10	Still in Progress	TBD	TBD

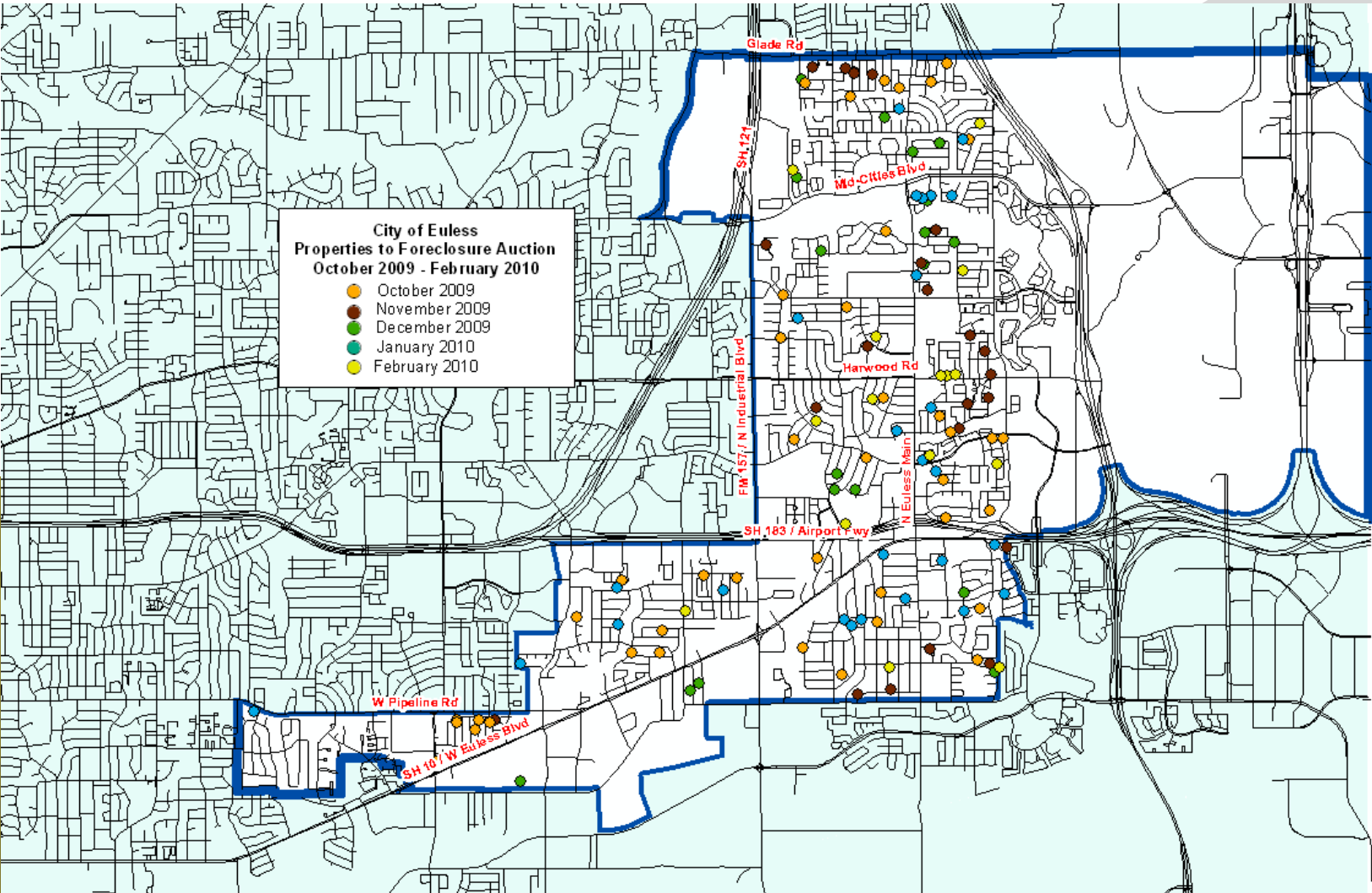
# Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Feb Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
(In Thousands)									
1	Brookside at Bear Creek	82	0	0	37	45	45%	\$254	\$250
2	Courtyards Addition	24	0	0	16	8	67%	\$195	\$300
3	Creekwood Estates	52	0	1	19	33	37%	\$410	\$400
4	Running Bear Estates	22	1	1	7	15	32%	\$360	\$350
5	The Enclave at Wilshire Park	74	3	4	38	36	51%	\$210	\$200
6	Thousand Oaks	22	0	1	20	2	91%	\$315	\$400
7	Villas at Texas Star	111	6	14	91	20	82%	\$250	\$275
Totals:		429	10	21	265	164			



# Foreclosure Activity

Foreclosure Auctions					
	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10
City of Euless	41	38	35	49	31
Tarrant County	1,975	1,817	1,746	1,855	1,542



# Commercial Development

Commercial Permits Feb 2010	Permits in Feb		Permits YTD		Value in Feb		Value YTD	
	2009	2010	2009	2010	2009	2010	2009	2010
New Commercial Construction	1	0	3	1	\$ 250,000	\$ -	\$ 848,715	\$ 2,936,750
Additions/Alterations	1	3	1	5	\$ 546,500	\$ 434,400	\$ 546,500	\$ 2,102,652
Comm. Fence Permits	0	1	1	1	\$ -	\$ 1,000	\$ 13,000	\$ 1,000
Total Commercial Permits	2	4	5	7	\$ 796,500	\$ 435,400	\$ 1,408,215	\$ 5,040,402

## Significant Commercial Permits February 2010

Issue Date	Business Name	Address	Permit Type	SQ Foot
2/5/2010	American Airlines Credit Union	3001 SH 121 Ste 296	Commercial Remodel	3873
2/22/2010	HEB ISD	1001 Denton Dr	Commercial Remodel	948
2/22/2010	COMPUSA	2800 SH 121 Ste 500	Commercial Remodel	

## Commercial Certificates of Occupancy Feb 2010

Issue Date	Business Name	Address	Classification	SQ Foot
2/11/2010	MacArthur ObGyn Mgt	301 Westpark Way #307	Medical Practice	2450
2/11/2010	Unite Here - Southwest	211 S. Main St	Union Hall	
2/15/2010	Ambassador Research	610 Industrial Blvd	Office	4100
2/15/2010	Laser Wash of Euless	622 N Industrial Blvd	Car Wash	
2/17/2010	JPS/HEB Georgia Kidwell	3115 W Pipeline #D	School	1400
2/17/2010	Kim's Gift Shop	213 Martha #B	Gift Shop	650
2/17/2010	Republic Tire	414 W Euless Blvd	Tire Store	3900
2/17/2010	Tobacco Alley	230 Vine St #3	Tobacco Shop	200
2/18/2010	Shelton's Salon	2720 SH 121 #200	Salon	4479
2/19/2010	Apartment Life	610 Industrial Blvd	Office	4500
2/19/2010	Prospect Airport Services Inc	1331 W Airport Cir #400	Human Resources	1938
2/19/2010	Shimp's Carwash	302 S Industrial Blvd	Car Wash	5400
2/19/2010	Well Body Massage Therapy	3001 N Main #250	Massage Therapy	260

Miscellaneous Permits Feb 2010	Permits in Feb		Permits YTD	
	2009	2010	2009	2010
Accessory Building	1	0	2	0
Electrical Permit	11	16	22	30
Garage Sale	29	6	39	14
Lawn Sprinkler	2	5	7	21
Mech. Condenser	0	0	0	0
Mechanical Permit	8	10	17	21
Plumbing Permit	34	30	62	60
Roofing Permit	4	4	6	9
Sewer Line Repair/Replace	0	0	1	0
Sign Permit	7	9	18	29
Special Event Sign Permit	3	4	4	7
Swimming Pool	0	0	2	2
Total Misc. Permits	99	84	180	193

# Code Enforcement

Code Enforcement Cases February 2010		Cases in February		Cases YTD	
Case Type	Common Violation	2009	2010	2009	2010
Building Cases	No Building Permit	0	0	0	0
	Plumbing Violation	0	1	1	1
	Electrical Violation	15	0	15	0
	Property Maintenance	33	1	34	3
	Minimum Housing	15	6	18	9
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	2	0	2	0
	Accessory Buildings	0	0	0	0
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	0	0	2	0
Littering and Trash	Trash/Littering	11	10	15	15
	Littering/Life Safety (24hrs)	2	0	3	0
Property Maintenance (Weeds)	High Grass and Weeds	1	0	2	7
Water	Watering Violations	0	0	0	0
Zoning Violations	Nuisance Other	0	0	0	1
	Garbage Collection/Pick Up Req.	5	0	6	0
	Solid Waste Other	1	0	1	0
	Illegal Outdoor Storage (Non Res)	0	0	1	0
	Illegal Outdoor Storage (Res)	29	2	32	3
	Fences/Walls In Disrepair	24	0	26	1
	Parking on Unpaved Surfaces	24	1	25	1
	Zoning Violation (Other)	1	0	1	0
	Signs/Billboards	8	0	8	1
	Poss Illegal Home Occupation	2	0	3	0
	Materials on ROW/Street	3	0	5	0
TOTALS		176	21	200	42



# Health Inspections

Restaurant and Food Service Inspections Completed in February and Early March 2010

## District 1 Inspections

Location	Address	Date Inspected
Adam's Auto Service	1600 W. Eules Blvd.	3/4/2010
Burger Box #22	1101 Raider Dr.	2/26/2010
China Dragon Bar	2103 W. Airport Frwy.	3/3/2010
China Dragon Restaurant	2103 W. Airport Frwy.	3/3/2010
Cool Zone	100 S. Industrial Blvd.	2/24/2010
C-Store	1510 W. Eules Blvd.	2/16/2010
Dixie House Café	2051 W. Airport Frwy.	3/3/2010
Domino's	4305 W. Pipeline Rd.	2/26/2010
Donut Castle	3260 W. Eules Blvd.	3/10/2010
Dr. Pepper Center-The Cross Bar	1400 S. Pipeline Rd. W.	2/23/2010
Dr. Pepper Center-The Grille	1400 S. Pipeline Rd. W.	2/23/2010
Family Dollar	2900 W. Eules Blvd.	2/15/2010
IHOP	2309 W. Airport Frwy.	3/3/2010
Incredible Pizza Company	1201 W. Airport Frwy.	2/25/2010
Jack In The Box	3001 W. Eules Blvd.	2/22/2010
Marina's Restaurant & Bar	1509 W. Eules Blvd.	3/4/2010
Napoli's Italian Cafe	3008 W. Eules Blvd.	3/4/2010
NYPD	304 S. Industrial Blvd.	3/10/2010
OC Burgers	1201 W. Airport Frwy.	2/25/2010
Pocket's Bar	210 S. Industrial Blvd.	2/23/2010
Pocket's Restaurant	210 S. Industrial Blvd.	2/23/2010
Pronto Food Store	3101 W. Eules Blvd.	2/16/2010
Quick Food	820 Wilshire	2/16/2010
Quik Trip	700 S. Industrial Blvd.	3/4/2010
Quik Trip Deli	700 S. Industrial Blvd.	3/4/2010
Schlotzsky's Deli	2323 W. Airport Frwy.	3/3/2010
Shell Food	3100 W. Eules Blvd.	2/16/2010

Location	Address	Date Inspected
Softball World at Texas Star	1375 W. Eules Blvd.	2/23/2010
Splitz Grille	1901 W. Airport Frwy.	3/4/2010
The Flame Steak House Restaurant	3375 W. Eules Blvd.	3/4/2010
The Flame Steak House Bar	3375 W. Eules Blvd.	3/4/2010
The Right Step	2219 W. Eules Blvd.	3/4/2010
Westdale Hills Golf Club	1401 Sotogrande Blvd.	3/2/2010
Whataburger #461	2301 W. Airport Frwy.	3/3/2010
Wings Club Bar	1901 W. Airport Frwy.	3/4/2010

## Day Care, Schools and Nursing Homes

Location	Address	Date Inspected
Airport FW Church of Christ	210 W. Airport Frwy.	2/23/2010
Kindercare	2440 Fuller Wiser Rd.	3/3/2010
First Methodist Pre School	106 N. Main St.	2/10/2010
La Petite Academy	1315 N. Main St.	3/3/2010
Guardian Angel Pre school	503 S. Main St.	2/22/2010
Wee Care	1100 Raider Dr. #100	3/4/2010
Little Tyke	1000 Villa Dr.	2/24/2010
Little Tyke	3033 N. Main St.	2/25/2010
Eules Jr. High School	306 W. Airport Frwy.	2/23/2010
North Eules Elementary	1101 Denton Dr.	2/22/2010
Lakewood Elementary	1600 Donley Dr.	2/22/2010
Midway Park Elementary	409 N. Ector Dr.	2/22/2010
South Eules Elementary	605 S. Main St.	2/24/2010
Central Junior High School	3191 W. Pipeline Rd.	3/4/2010
Oakwood Terrace Elementary	700 Ranger St.	2/24/2010
AEP	1100 Raider Dr.	3/4/2010
Wilshire Elementary	420 Wilshire Dr.	2/2/2010
Legend Health Care	900 Westpark Way	3/2/2010

# Development Milestones

## ★ Shops at Vineyard Village

A new CompUSA electronics store has opened in the Shops at Vineyard Village.



## ★ Aldi Food Store

A new Aldi Food Store located in Euless Town Center will open this Spring, bringing the first new grocery store south of SH 183 in Euless in many years.

## **Multi-Family Apartment Inspection Program Transitory Period Has Begun.**

- ★ In order to assure that all multi-family housing in the City meets or exceeds minimum housing standards, the Planning and Development Department has begun a thorough inspection of all 95 individually owned multi-family properties in the city.
- ★ Constituting over 1,200 separate residential and non-residential structures, the inspection program will provide multi-family properties detailed inspection reports of all repairs needed to bring buildings up to current standards and code.
- ★ An initial transitory period of inspections has been begun by the department which will then provide multi-family developments to improve their properties prior to the primary inspection program begins.
- ★ All multi-family residential developments will be required to be inspected as well as annually register with the City of Euless.
- ★ *For more information contact:  
Rick Eldredge –  
Inspector (817) 685-1641*



# Demographics and Data

**Location:**

Halfway between Dallas and Fort Worth on S.H. 183 bordering the southwest corner of DFW Airport

**Education:**

Served by award winning Hurst-Euless-Bedford (HEB) ISD and Grapevine-Colleyville ISD

**Recreation:**

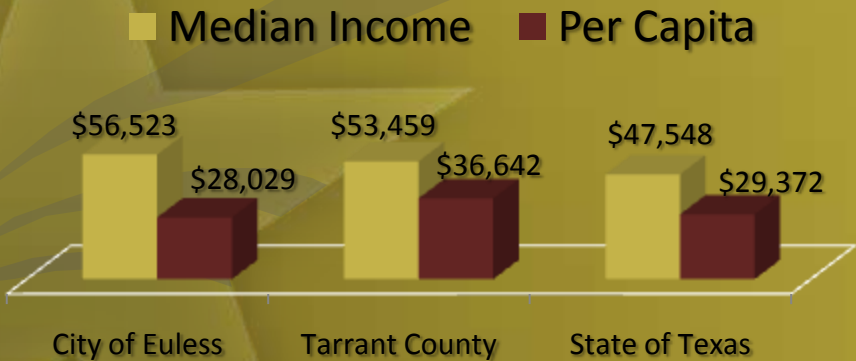
Euless maintains 18 parks; 3 community buildings, 3 swimming pools, 2 amphitheaters; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

2030 Population Projections							
	2000	2005	2010	2015	2020	2025	2030
Population	46,202*	50,786	51,910	54,444	56,724	60,671	62,314
Households	19,456*	21,275	21,733	22,739	23,520	24,987	25,500
Employment	18,403	23,316	26,866	30,945	33,361	33,458	33,477

Source: NCTCOG, \*US Bureau of Census

Population Estimates	2000 Census	2009 Estimate	Numerical Change	Percent Change 2000-2009
Euless	46,005	54,200	8,195	18%
Tarrant County	1,446,219	1,807,750	361,531	25%
State of Texas	20,851,820	24,637,254	3,785,434	18%

Source: NCTCOG, Texas State Data Center



The City of Euless (Incorporated 1953) currently contains 16.9 square miles. Approximately 31% of the City is contained within the Dallas Fort Worth International Airport.